



Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

PROJECT NUMBER

98034-(5)

HEARING DATE

TBD

REQUESTED ENTITLEMENTS

Revised Vesting Tentative Tract Map No.52584-1

Variance No. RVAR201300003

Conditional Use Permit No. RCUP201300081

Oak Tree Permit No. ROAK201300023

Environmental Assessment No. RENV201300138

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT

SFI Los Valles LLC/Chuck Gilman, LDC

**MAP/EXHIBIT
DATE:**

05/10/16

**SCM REPORT
DATE:**

06/09/16

SCM DATE:

06/16/16

PROJECT OVERVIEW*A request to develop three large partially-graded lots into a gated single-family residential tract development.*

Subdivision: To create 497 single-family lots, 13 public facility lots, 1 public park lot, 15 private recreation and access lots, 16 open space lots, 1 water tank lot, and 21 private and future street and private drive and fire lane lots (564 total lots) on 430.4 gross acres.

Variance: To authorize development within a Castaic Community Standards District (CSD)-mapped significant ridgeline area.

CUP: To authorize development within an urban hillside management area, onsite grading exceeding 100,000 cubic yards, density-controlled development, and an onsite water tank facility. Also to authorize a new proposed roadway within a Castaic Area CSD-mapped significant ridgeline area (qualifying for an exception to a Variance-- for access to public facilities).

Oak Tree Permit: To authorize encroachment into the protected zone of one non-heritage oak tree (Oak 22) and the removal one non-heritage oak tree (Oak 18).

MAP STAGETentative: ☒Revised: ☐Amendment: ☐Amended : ☐
Exhibit "A"Modification to : ☐
Recorded MapOther: ☐**MAP STATUS**Initial: ☐1st Revision: ☐2nd Revision: ☐3rd Revision (requires a fee): ☒**LOCATION**Hasley Canyon Rd. and Del Valle Rd., Santa Clarita
Valley**ACCESS**

Hasley Canyon Road

ASSESSORS PARCEL NUMBER(S)

2866-062-032, -033; 3247-032-052

SITE AREA

430.4 gross acres

GENERAL PLAN / LOCAL PLAN

Santa Clarita Valley (OVOV)

ZONED DISTRICT

Newhall

SUP DISTRICT

5th

LAND USE DESIGNATION

H2 (Residential Two Units Per Acre) A-2

ZONEA-2-2 (Heavy Agricultural
– Two Acre Minimum
Required Lot Area)**CSD**

CASTAIC AREA

**PROPOSED UNITS
(DU)****MAX DENSITY/UNITS
(DU)****GRADING**

(CUT/FILL, IMPORT/EXPORT, ONSITE/OFFSITE)

497 Dwelling Units

860 Dwelling Units

7,683,840 cubic yards of grading total

3,841,920 cubic yards of cut. 3,841,920 cubic yards of fill.

ENVIRONMENTAL DETERMINATION (CEQA)

Pending completion of FEIR

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Hold	Steven Jones (213) 974-6433 sdjones@planning.lacounty.gov
Public Works	Hold	Henry Wong (626) 458-4961 hwong@dpw.lacounty.gov
Fire	Cleared	Juan Padilla (323) 890-4243 jpadilla@fire.lacounty.gov
Parks & Recreation	Hold	Clement Lau (213) 351-5120 clau@parks.lacounty.gov
Public Health	Cleared	Vicente Banada (626) 430-5381 vbanada@ph.lacounty.gov

SUBDIVISION COMMITTEE STATUS

Reschedule for Subdivision Committee Meeting: ☐

Reschedule for Subdivision Committee Reports Only: ☒

PREVIOUS CASES

TR52584, approved

REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS

Case Status/Recommendation: At this time, Regional Planning does not recommend approval of the tentative map. The Final EIR must be reviewed. Please read below for further details.

Environmental Determination:

Cleared ☐ Hold ☒

1. Staff review of the FEIR is pending. Further comment may be necessary.

Administrative/Other:

Clear ☐ Hold ☒

2. Condition of approval for an off-site mitigation (area) for jurisdictional waters' impact may need clarified/additional area which could result in increased credits, depending on the distance from the project site. Consult with staff biologist as well as the CADFW.

RESUBMITTAL INSTRUCTIONS

If a map revision is required, please submit the following items:

- A completed and signed Land Division application,
- A signed and dated cover letter describing all changes made to the map,
- Five (5) folded and collated copies of Tract/Parcel Map and Exhibit Map/Exhibit "A,"
- A digital (CD or Flash drive) copy of the map/exhibit in PDF format,
- Revision fee payment (for the 3rd revision and thereafter), and
- Other materials requested by the case planner.

NOTE: An appointment is required for resubmittal. **You must call the Land Divisions Section at 213-974-6433 to schedule the appointment.** Prior to scheduling, you are encouraged to contact the case planner for a preview of your next SCM submittal.

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. As previously requested, an approved hydrology report is required. Please see attached Hydrology review sheet (Comments 1 and 2) for requirements. The hydrology report shall be submitted directly to Public Works.
2. Please see attached Hydrology review sheet (Comments 3 to 6) for additional requirements.
3. Please see attached Grading review sheet (Comment 2) for comments.
4. As previously requested, an approved sewer area study is required. Please see attached Sewer review sheet (Comment 1) for requirements. Please note that the sewer area study PC 11838AS is currently under review.
5. A revised tentative map is required to show the following additional items:
 - a. Show and call out all existing on-site public and private easements with names of the holders, document numbers and recorded dates. Label all easements as "to remain", "to be relocated", or "to be abandoned". If easement is to be abandoned, indicate the proposed timing of the abandonment.
 - b. Please see attached Grading review sheet (Comments 1 and 2) and checked prints for requirements.
 - c. Please see attached Sewer review sheet (Comment 3) for requirements.
6. A revised exhibit "A" is required to show the following additional items:
 - a. Show and call out all existing on-site public and private easements with names of the holders, document numbers and recorded dates. Label all easements as "to remain", "to be relocated", or "to be abandoned". If easement is to be abandoned, indicate the proposed timing of the abandonment.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 52584 (Rev'd)

Page 2/2

TENTATIVE MAP DATED 05-10-2016
EXHIBIT "A" DATED 05-10-2016

- b. Please see attached Grading review sheet (Comments 1 and 2) and checked prints for requirements.
- c. Please see attached Sewer review sheet (Comment 3) for requirements.

+1W

Prepared by Aissa Carrillo
tr52584L-rev'd map-rev3.doc
<http://planning.lacounty.gov/case/view/98-034/>

Phone (626) 458-3126

Date 06-09-2016



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
HYDROLOGY UNIT

TRACT MAP NO. 52584

REVISED TENTATIVE MAP DATED 05/10/2016
EXHIBIT MAP DATED 05/10/2016

Approval and clearance of the tentative map is subjected to compliance with the following **drainage** comments:

1. Prior to tentative map approval for drainage, submit a hydrology report showing the extent of drainage impacts and provide mitigation acceptable to the County. The analysis should address increases in runoff, any change in drainage patterns, debris producing areas, and the capacity of existing storm drain facilities. Provide line identification of all proposed drainage facilities. Preliminary soils and geology reports related to debris, retention, and detention basins may be required based on geographic and adverse geotechnical conditions. Provide engineering calculations to support sizing of debris, retention, and detention basins. Provide approximate flood hazard and bank erosion setbacks and lot identifications (as needed). Show slopes for existing and proposed streets. Provide a drainage/grading covenant for any offsite work. Latest hydrology report submittal was received 09/23/13 and comments have been returned.
2. A water quality section of the Hydrology Report is required to comply with the LID requirements of Los Angeles County Code Section 12.84 (<http://library.municode.com/index.aspx?clientId=16274>).
3. Mitigate portions of the property with proposed improvements that are lying in and adjacent to the natural drainage courses and are subject to flood hazard.
4. Remove the proposed restoration and mitigation area from the tentative map or it must be analyzed as part of the hydrology report.
5. Department of Public Works approval for location, span, and clearance for proposed bridges spanning a watercourse is required prior to Drainage Concept approval.
6. Prior to tentative map approval for drainage, submit recorded covenants for offsite impacts.

Reviewed by

Andrew Ross

Date 06/07/16 Phone (626) 458-4921

**County of Los Angeles Department of Public Works
Geotechnical and Materials Engineering Division
GEOLOGIC AND SOILS ENGINEERING REVIEW SHEET
900 S. Fremont Avenue, Alhambra, CA 91803**

Tentative Tract / Parcel Map _____	52584	Tentative Map Dated <u>5/10/16 (Map/Exhibit)</u>	Parent Tract _____
Grading By Subdivider? [Y] (Y or N) _____	3,841,920 yd³	Location <u>Castaic/Hasley Canyon</u>	APN _____
Geologist <u>A.E. Seward Engineering Geology</u>		Subdivider <u>SFI Los Valles LLC</u>	
Soils Engineer <u>A.E. Seward Engineering Geology</u>		Engineer/Arch. <u>Land Design Consultants, Inc.</u>	

Review of:

Geologic Report(s) Dated: _____

Soils Engineering Report(s) Dated: _____

Geotechnical Report(s) Dated: 1/5/16, 6/7/13, 8/27/04, 4/16/03, 1/9/01, 6/7/00, 3/31/00, 10/22/99, 1/15/99

References: _____

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT
THE FOLLOWING CONDITIONS MUST BE FULFILLED:

- G1. The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical requirements have been properly depicted. For Final Map clearance guidelines refer to policy memo GS051.0 in the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.
- G2. A grading plan must be geotechnically approved by the GMED prior to Final Map approval. The grading depicted on the plan must agree with the grading depicted on the tentative tract or parcel map and the conditions approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds may be required.
- G3. Prior to grading plan approval, a detailed geotechnical report must be submitted that addresses the proposed grading. All recommendations of the geotechnical consultant(s) must be incorporated into the plan. The report must comply with the provisions of the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.
- G4. All geologic hazards associated with this proposed development must be eliminated. Alternatively, the geologic hazards may be designated as restricted use areas (RUA), and their boundaries delineated on the Final Map. These RUAs must be approved by the GMED, and the subdivider must dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas. For information on the RUA policy refer to policy memo GS063.0 in the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.
- S1. At the grading plan stage, submit grading plans to the GMED for verification of compliance with County Codes and policies.

NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY DISTRICT ENGINEER:

THE SOILS REPORT DATED 6/7/13 INDICATES THERE MAY BE ENVIRONMENTAL CONCERNS REGARDING THE PRESENCE OF OIL WELLS.

Prepared by _____



Jeremy Wan
Soils Section

Geir Mathisen
Geology Section

Date 6/7/16Please complete a Customer Service Survey at <http://dpw.lacounty.gov/go/gmedsurvey>

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

TENTATIVE MAP DATED 05-10-2016
EXHIBIT MAP DATED 05-10-2016

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. A revised tentative map and exhibit map is required to show the following additional items:
 - a. Earthwork volume, including cut, fill, import, and export, for all proposed improvement of this revised map. Also, show the volume for all graded areas. All volumes should be balanced with the volume on the previously approved tentative map or grading plans.
 - b. Remove the "GRADING PHASE II" note shown on sheet 5 and conceptually show improvements that will be detailed on the final engineering plans. Hydromodification must be analyzed with hydrology prior to this map approval.
 - c. Remove all proposed improvement shown inside FEMA boundary.
 - d. Provide a concrete swale with adequate drainage capacity behind the slough wall on detail on sheet 7.
 - e. Rip-rap levee details shown on sheet 7 will be detailed on the final engineering plans.
2. Remediation note on sheet 7 must be included as a condition on GMED condition sheet and reflected on the grading conditions after GMED accepted it.
3. Additional comments on the map that was uploaded for your use at:

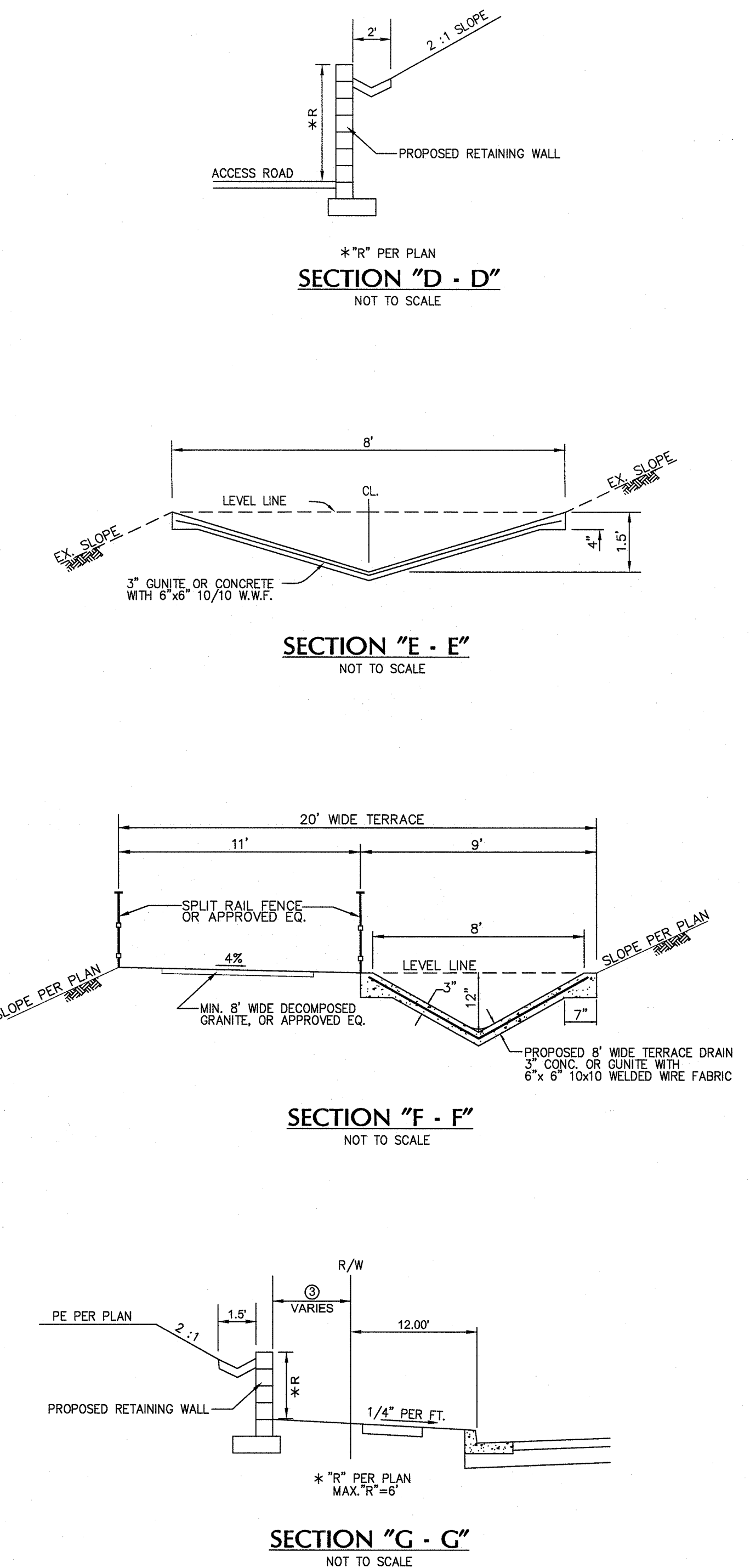
<ftp://dpwftp.co.la.ca.us/pub/LDD/Grading/TTR%2052584%20GP%20N%20Tent%20Map/>

Name Nazem Said  Date 05-25-2016 Phone (626)458-4921

P:\ldpub\SUBPCHECK\Plan Checking Files\Tract Map\TR 52584\GP 52584\2015-12-10 TTR 52584 SUBMITTAL



Curve Table					Line Table		
Curve #	Length	Radius	Delta	Tangent	Line #	Length	Direction
C31	658.682	450.000	109°19'51"	634.744	L38	348.884	S43°18'30.91"W
C34	335.281	350.000	054°53'10"	181.705	L41	44.053	S283°23'18.85"W
C35	490.371	380.000	073°56'14"	286.128	L42	189.735	N66°20'14.82"E
C36	194.181	450.000	042°43'28"	98.826	L43	80.570	N64°06'29.85"E
C37	358.214	300.000	068°24'50"	203.923	L44	35.015	N33°10'09.71"W
C38	217.088	300.000	041°27'39"	113.542	L45	300.193	S03°48'11.92"W
C39	128.478	200.000	036°48'22"	66.543	L46	208.143	S72°24'48.00"W
C40	149.679	872.000	009°50'05"	75.024	L47	209.937	N73°26'1.65"W
C41	302.141	875.000	034°47'04"	152.590	L48	62.863	N41°51'29.97"E
C42	417.187	898.998	034°06'50"	214.995	L49	14.000	N11°51'55.15"E
C43	176.099	250.000	040°21'32"	91.881	L50	246.166	N78°07'59.98"W
C44	292.809	250.000	067°06'25"	165.807	L51	205.137	S84°19'18.81"W
C45	214.350	700.000	017°32'41"	108.020	L52	312.274	S00°59'57.03"E
C46	212.116	270.000	045°00'44"	111.872	L53	235.629	S13°31'55.49"W
C47	500.756	450.000	063°45'30"	279.873	L54	78.899	S15°24'13.32"E
C48	647.126	400.000	092°41'38"	419.284	L55	85.686	S10°50'51.90"W
C49	160.361	350.000	028°15'08"	81.613	L56	314.000	S25°53'30.42"E
C50	224.629	350.000	038°44'22"	116.224	L57	200.481	N02°20'25.95"E
C51	179.080	350.000	029°18'57"	91.546	L58	12.000	S03°25'25.91"E
C52	466.387	350.000	076°20'55"	275.169	L59	239.268	S86°34'30.05"W
C53	400.439	350.000	065°33'10"	225.356	L60	8.167	S75°45'49.22"E
C54	119.464	225.000	030°25'16"	61.176	L77	186.505	N75°18'08.24"E
C55	241.748	451.000	030°42'43"	123.854	L78	99.716	N55°08'07.61"E
C56	101.337	525.000	011°03'34"	50.826	L79	35.610	S45°24'38.06"E
					L80	74.925	S34°21'08.04"E



*** NOTE:**
PREVIOUSLY APPROVED AND GRADED SLOPES
TO BE RESTORED

OWNER/DEVELOPER:
SFI LOS VALLES LLC
10960 WILSHIRE BLVD, SUITE 1260 LOS ANGELES, CA 90024
PH: (310) 315-5566 FAX: (310) 315-7017

LEGAL DESCRIPTION:

SEE SHEET NO. 7

MAJOR LAND DIVISION
REVISED
VESTING TENTATIVE TRACT MAP
052584
IN THE UNINCORPORATED TERRITORY OF COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

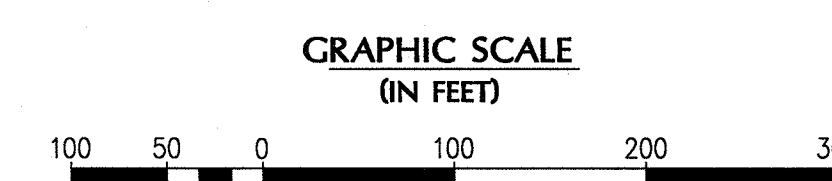
PREPARED BY:

LAND DESIGN CONSULTANTS, INC.
Land Planning, Civil Engineering, Surveying & Environmental Services

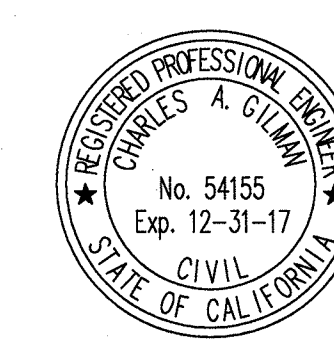
800 Royal Oaks Drive, Suite 104, Monrovia, CA 91016
Ph: (626) 578-7000, Fax: (626) 578-7373
<http://www.ldcl.com>

LDC

Project No. 11018-001
SHEET 4 OF 7



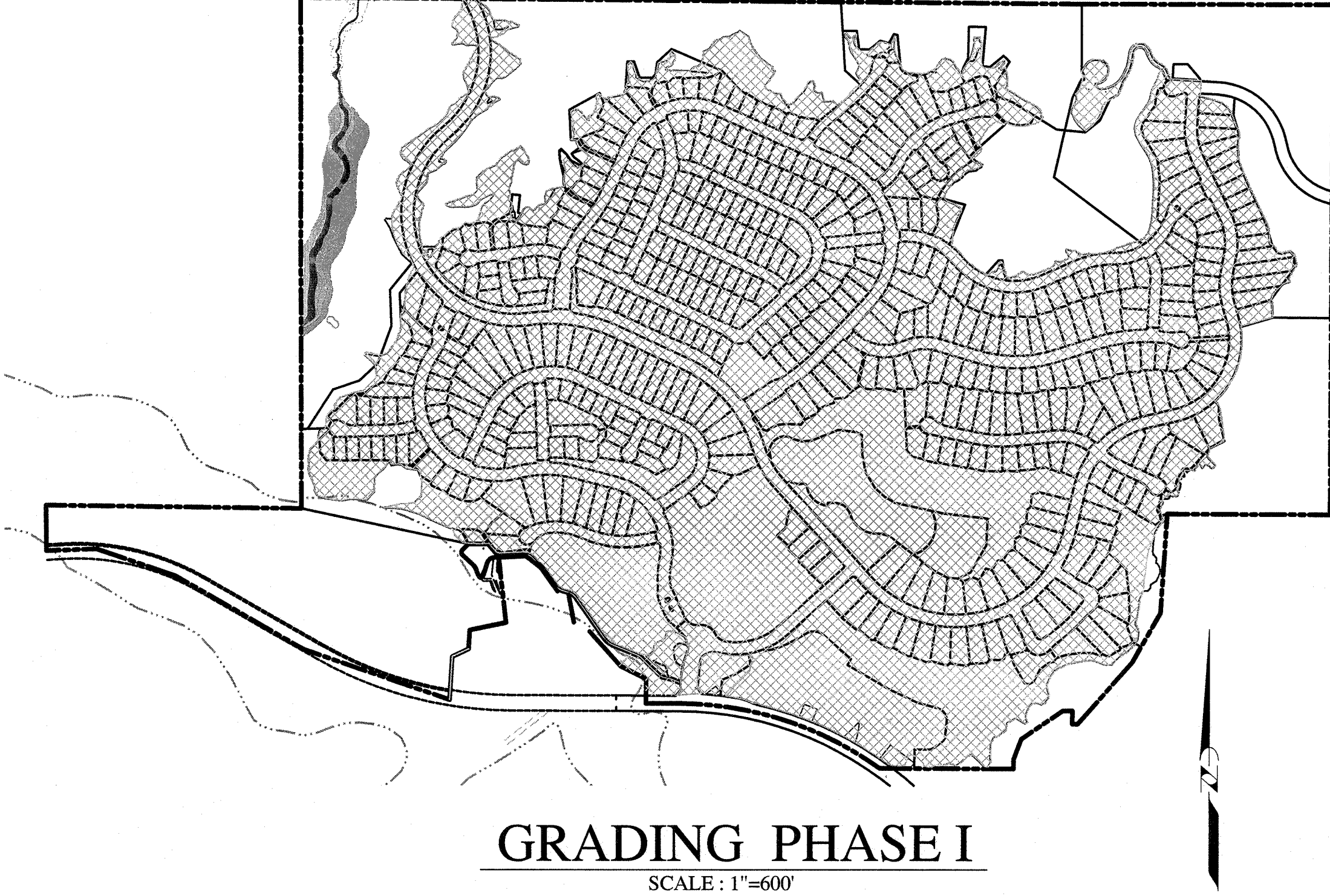
DRAWN BY LDC			
CHECKED BY C.G.			
DESIGNED BY LDC			
	DATE	CHANGED	REVISION



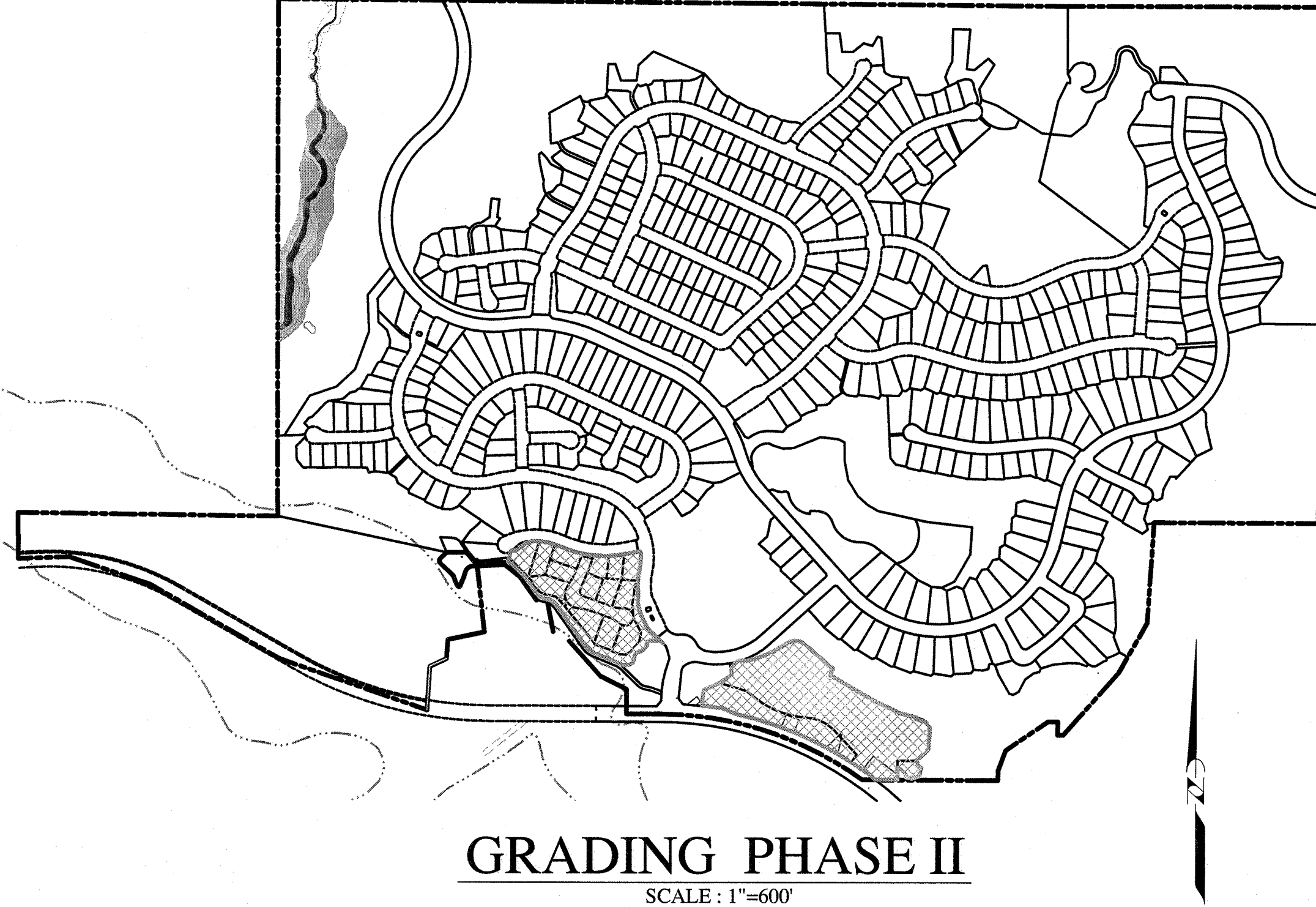


- EASEMENTS:**
- ② Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Purpose: Electrical supply systems and communication systems and incidental purposes
Recorded: August 21, 1991, instrument No. 91-1312408, of Official Records
Affects: That portion of said land more particularly described therein.
- ③ Castaic Property Holdings, LLC, a California limited liability company and its assigns with the right to grant the same to the County of Los Angeles/Los Angeles County Flood Control District, or other appropriate agency for grading and debris basin and incidental purposes recorded July 17, 2000, instrument No. 00-1085593, of Official Records
- ⑦ Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Purpose: Public road and highway purposes and incidental purposes
Recorded: October 24, 2000, instrument No. 00-1663986, of Official Records
Affects: That portion of said land as more particularly described therein.
- ⑧ Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract:
Purpose: Flood control purposes as dedicated to the Los Angeles County Flood Control District
Affects: Lots 53, 56 and 57 as shown on the Map of said Tract 52584-01.
- ⑨ Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract:
Purpose: Bridge access purposes as dedicated to the County of Los Angeles
Affects: Lots 56, 57, 58 and 60 as shown on the Map of said Tract 52584-01.
- ⑩ Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract:
Purpose: Bridge maintenance purposes as dedicated to the County of Los Angeles
Affects: Lots 56, 57 and 58 as shown on the Map of said Tract 52584-01.
- ⑪ Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract:
Purpose: Sanitary sewer purposes as dedicated to the County of Los Angeles
Affects: Lots 51, 52 and 54 as shown on the Map of said Tract 52584-01.
- ⑫ Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract:
Purpose: Air space visibility purposes as dedicated to the County of Los Angeles
Affects: Lots 43 and 51 as shown on the Map of said Tract 52584-01.
- ⑬ Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract:
Purpose: Private driveway and fire lane
Affects: As shown on the Map of Tract 52584-01.
- ⑭ Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract:
Purpose: Covered storm drain purposes as dedicated to the Los Angeles County Flood Control District
Affects: Lots 51, 52, 59, 60, 61 and 62 as shown on the Map of Tract 52584-01.
- ⑮ Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract:
Purpose: Water pipelines and appurtenances with ingress and egress as dedicated to the County of Los Angeles
Affects: Lots 51, 52, 53, 59 and 62 as shown on the Map of Tract 52584-01.
- ⑯ Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document:
Granted to: Pacific Bell Telephone Company, a corporation dba AT&T California
Purpose: Public utilities
Recorded: December 19, 2008, instrument No. 20082233802, of Official Records
Affects: Lots 1 to 62 inclusive of Tract 52584-01 as per map filed in Book 1329 at Pages 53 to 68 inclusive of maps in the office of the Los Angeles County Recorder. All of Lot 51 designated and delineated on said Map as Los Lagos Way. That portion of Lot 52 designated and delineated on said Map as PRIVATE DRIVEWAY AND FIRELANE, 10 Foot strip in Lot 53.
- ⑰ Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Los Angeles County Waterworks District No. 36, Val Verde, a governmental agency
Purpose: Water pipelines, ingress and egress, access road, slope and incidental purposes
Recorded: September 06, 2011, instrument No. 2011206191 of Official Records
Affects: A portion of said land as more particularly described in said document
- ⑱ 40' Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Los Angeles County
Purpose: Public Road purposes
Recorded: April 15 1926, Book 5595, Page 332
Affects: A portion of said land as more particularly described in said document
- ⑳ 64' Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: County of Los Angeles
Purpose: Ingress and egress
Recorded: September 25 2007, instrument No. 20072211391 of Official Records
Affects: A portion of said land as more particularly described in said document
- ㉑ An easement to Los Angeles County Flood Control District for flood control purposes per document recorded October 24, 2000 as instrument no. 00-1663990 of Official Records

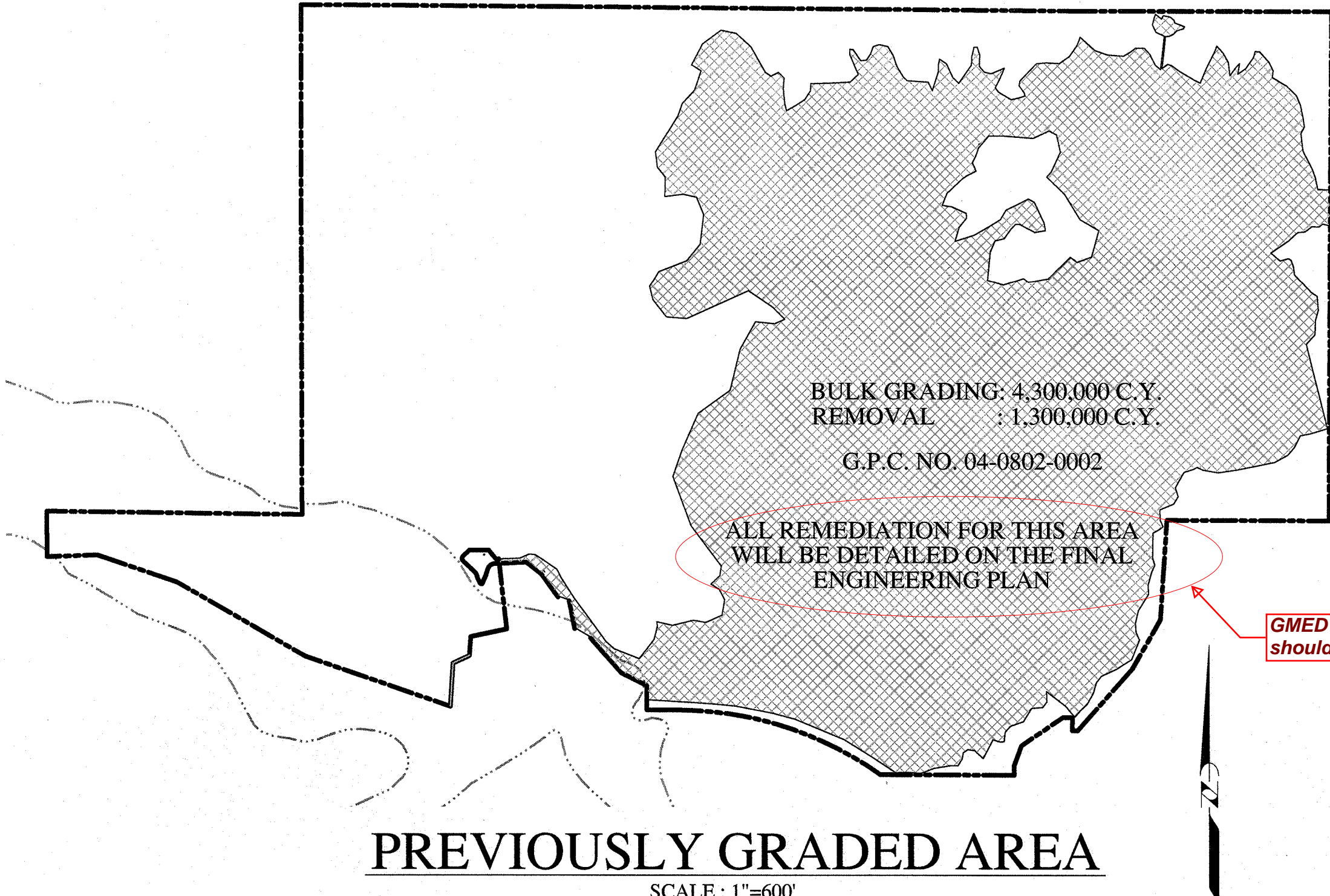
RECEIVED
DEPT OF REGIONAL PLANNING
TR52584 TENTATIVE PG 7
10 MAY 2016



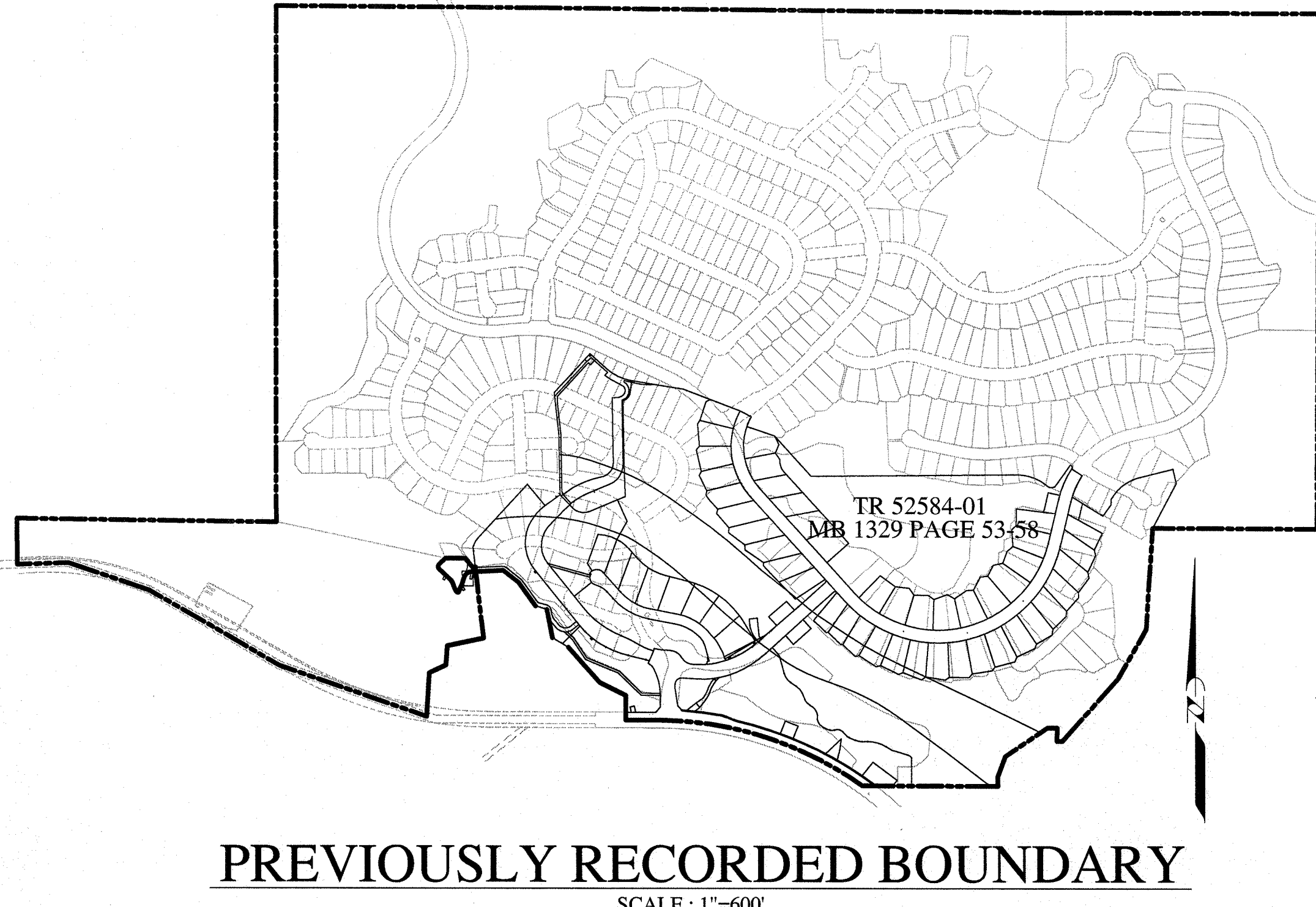
GRADING PHASE I
SCALE: 1"=600'



GRADING PHASE II
SCALE: 1"=600'



PREVIOUSLY GRADED AREA
SCALE: 1"=600'
PER G.P.C. NO. 04-0802-0002



PREVIOUSLY RECORDED BOUNDARY
SCALE: 1"=600'
ALL LOTS, EASEMENTS, DEDICATED STREETS, PRIVATE AND FUTURE STREETS
AND PRIVATE STREETS RECORDED BY TR52584-01 MB 1329, PAGE 53-58
SHALL BE VACATED BY THE FINAL MAP AND SEPARATE INSTRUMENTS AS MAY BE REQUIRED

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1: (APN 2866-001-017 & PORTIONS OF 2866-001-096; AND 3247-032-001, 035, & PORTIONS OF 3247-032-051) PARCEL 1 OF CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT NO. 101,922, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, WHICH RECORDED MAY 24, 2002 AS INSTRUMENT NO. 02-1208159 OF OFFICIAL RECORDS EXCEPTING THERE FROM THAT PORTION LYING WITHIN TRACT NO. 52584-01, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 1329, PAGES 53 THROUGH 68, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO EXCEPT THEREFROM THAT PORTION LYING WITHIN PARCEL 2 OF CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT NO. 101,922, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, WHICH RECORDED MAY 24, 2002 AS INSTRUMENT NO. 02-1208159 OF OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM THAT PORTION LYING WITHIN PARCEL 5 OF CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT NO. 101,923, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, WHICH RECORDED AUGUST 17, 2001 AS INSTRUMENT NO. 01-1524850 OF OFFICIAL RECORDS.

PARCEL 2: (APN PORTIONS OF 3247-032-051) PARCEL 2 OF CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT NO. 101,922, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, WHICH RECORDED MAY 24, 2002 AS INSTRUMENT NO. 02-1208159 OF OFFICIAL RECORDS EXCEPTING THERE FROM THAT PORTION LYING WITHIN TRACT NO. 52584-01, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 1329, PAGES 53 THROUGH 68, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

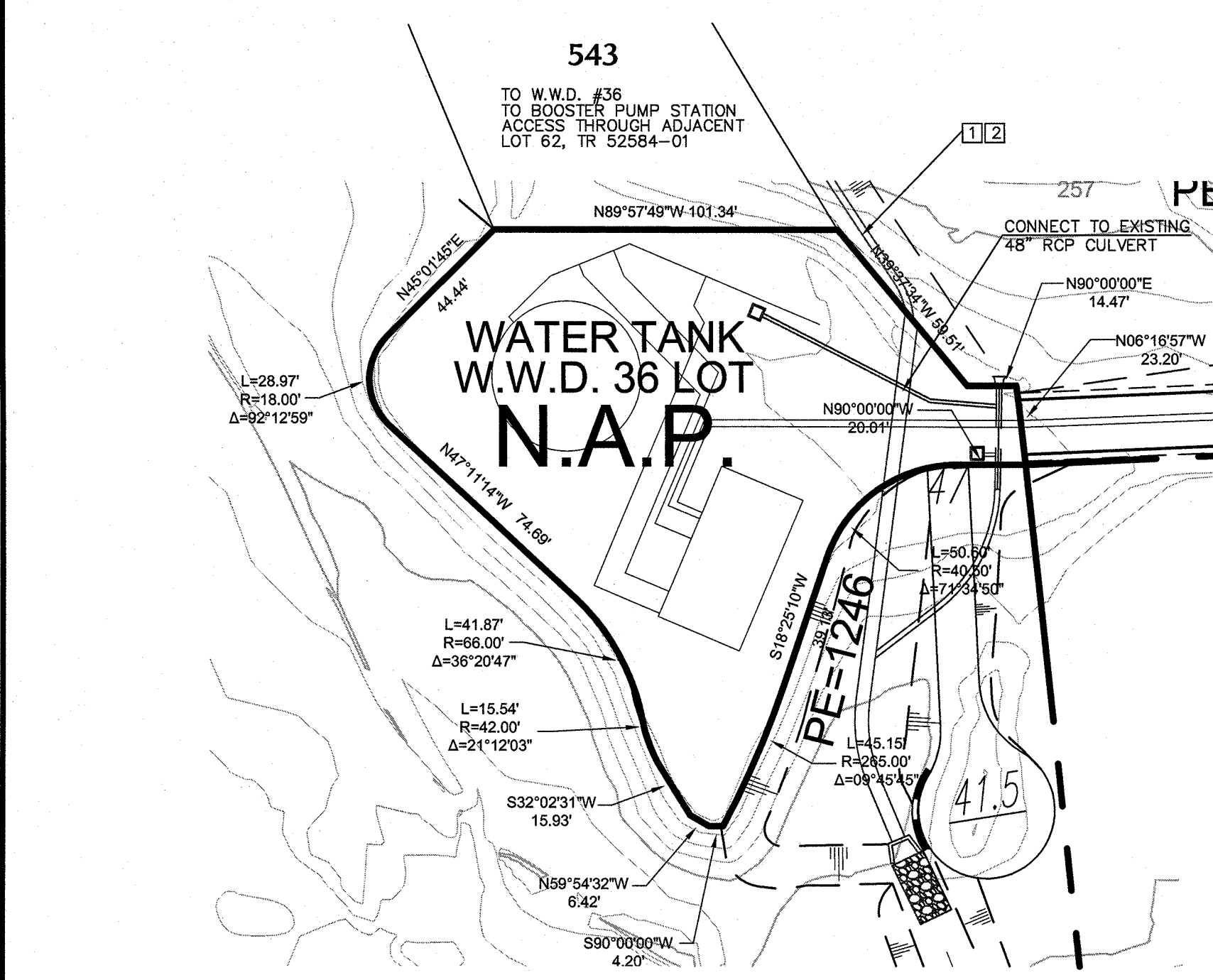
PARCEL 3: (APN PORTIONS OF 2866-001-096) PARCEL 3 OF CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT NO. 101,923, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, WHICH RECORDED AUGUST 17, 2001 AS INSTRUMENT NO. 01-152850 OF OFFICIAL RECORDS.

EXCEPTING THERE FROM THAT PORTION LYING WITHIN TRACT NO. 52584-01, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 1329, PAGES 53 THROUGH 68, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 4: (APN 2866-001-015, 016, & PORTIONS OF 2866-001-096) LOTS 2 AND 3 AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 17 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE SEPTEMBER 6, 1980.

EXCEPTING THERE FROM THAT PORTION LYING WITHIN TRACT NO. 52584-01, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 1329, PAGES 53 THROUGH 68, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 5: LOTS 1 TO 61, INCLUSIVE, OF TRACT NO. 52584-01, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 1329, PAGES 53 THROUGH 68, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

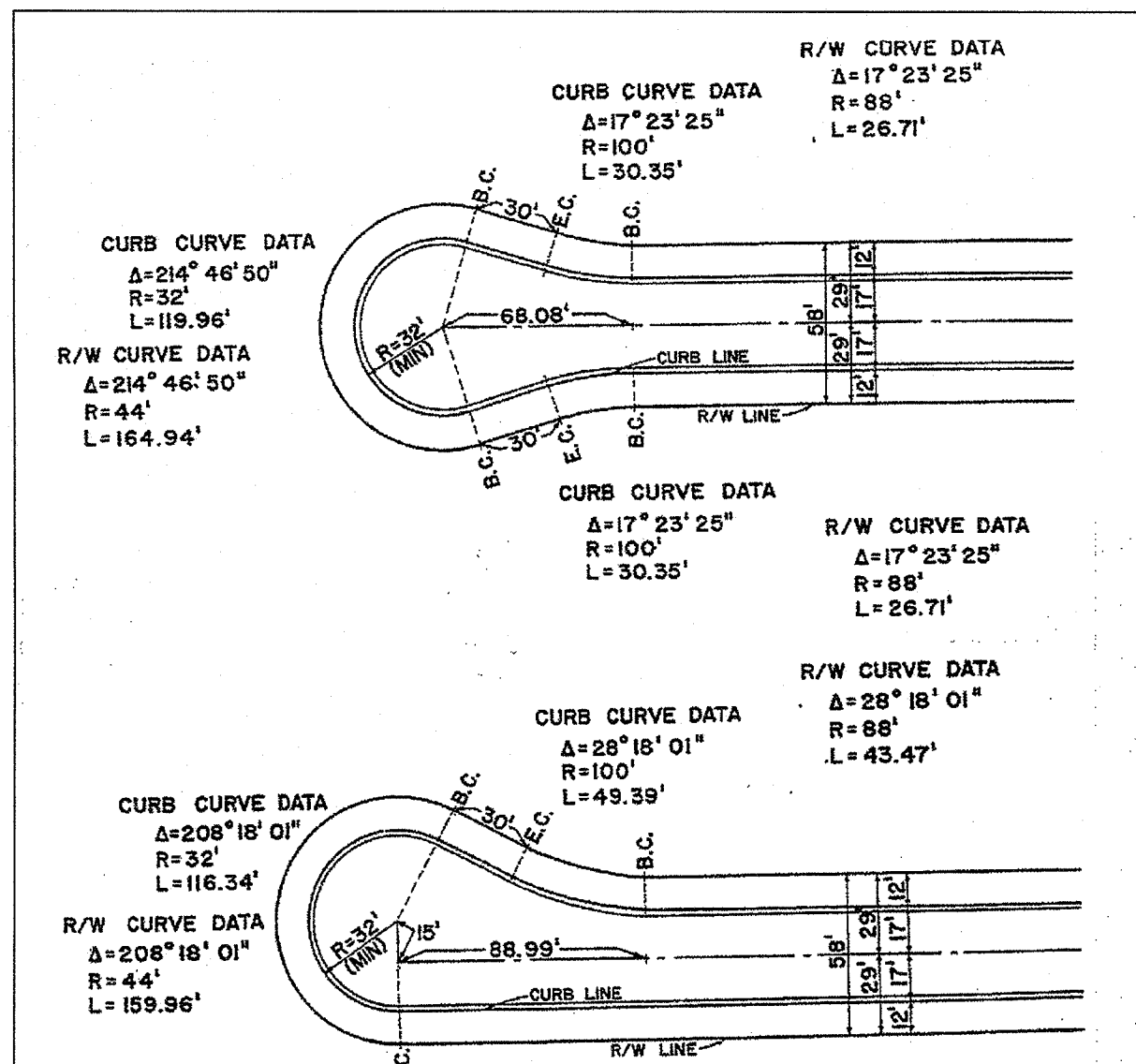


LEGAL DESCRIPTION:

LOT 62 OF TRACT NO. 52584-01 AS RECORDED IN BOOK 1329, PG. 53 THROUGH 68 INCLUSIVE, OF MAPS.

DETAIL 1
SCALE: 1" = 40'

TYPICAL RESIDENTIAL KNUCKLE DETAIL
NOT TO SCALE
PER L.A.C.D.P.W. LAND DEVELOPMENT DIVISION HANDBOOK, VOLUME 5, CHAPTER 44, PAGE 44-43



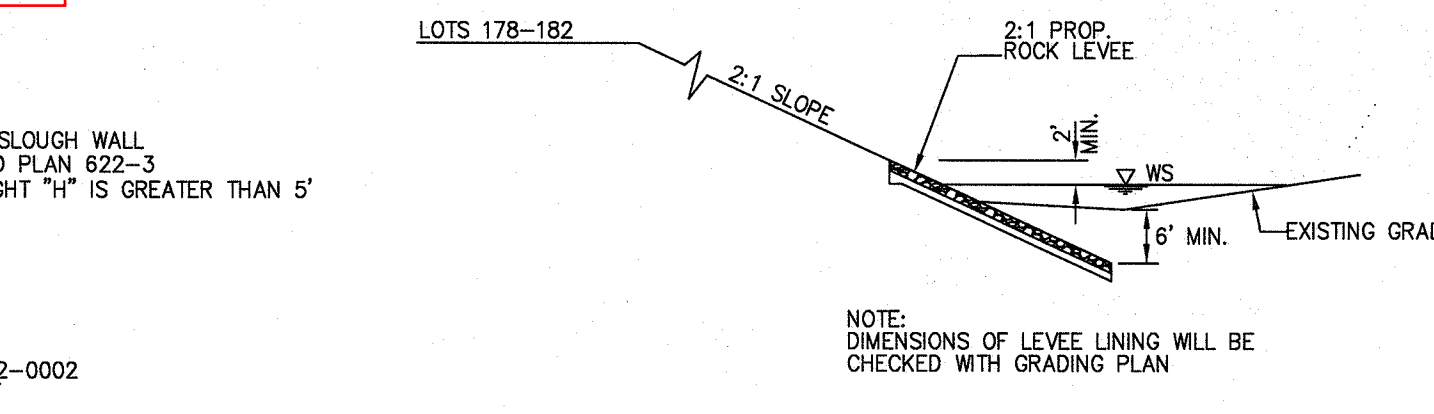
TYPICAL RESIDENTIAL CUL-DE-SAC DETAIL
NOT TO SCALE
PER L.A.C.D.P.W. LAND DEVELOPMENT DIVISION HANDBOOK, VOLUME 5, CHAPTER 44, PAGE 44-38

GMED condition should read that.

Provide swale behind the slough wall.

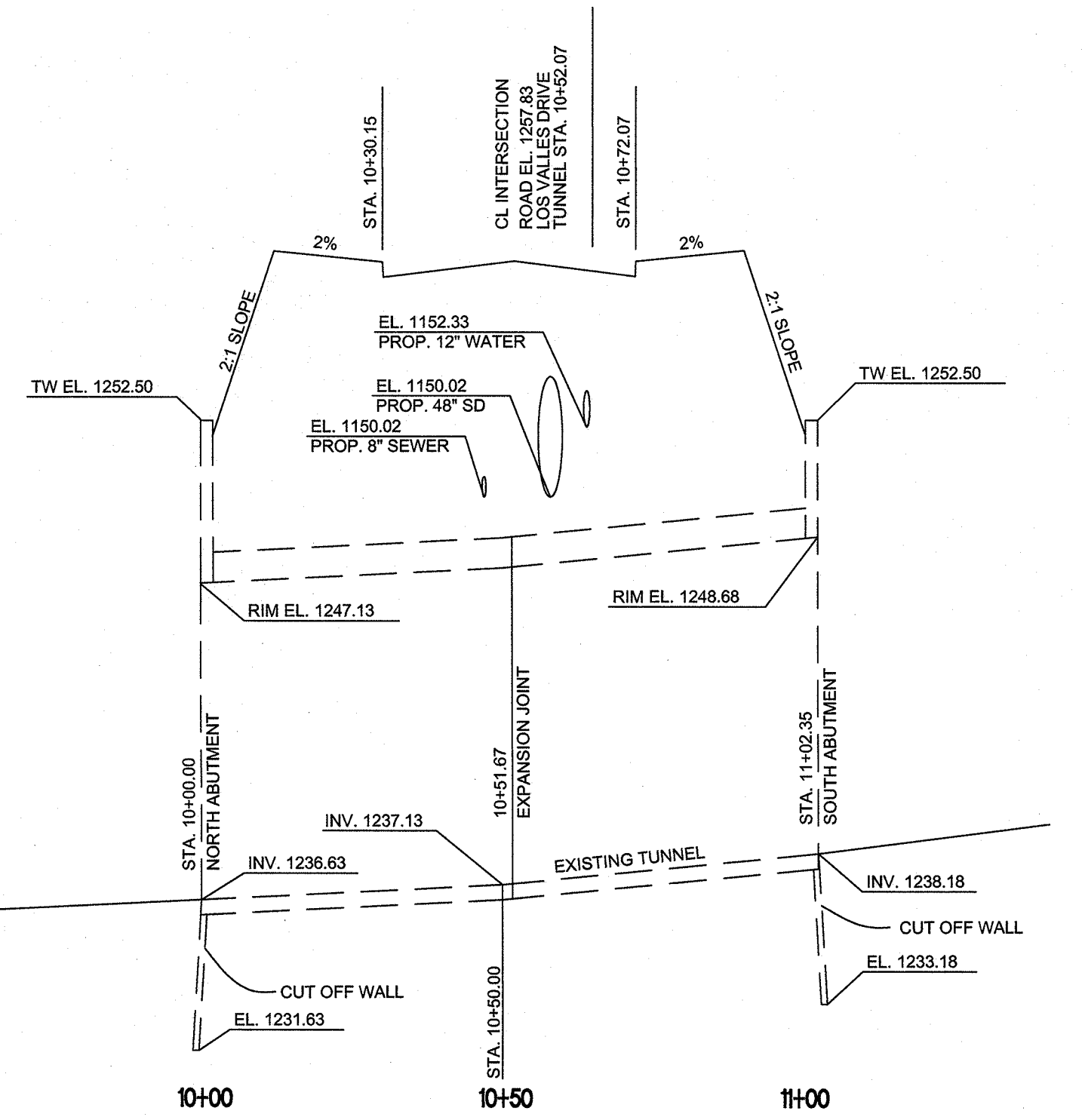
TYPICAL SLOUGH WALL
NOT TO SCALE

* TOP OF FILL SLOPE SHALL BE 1' FROM RIGHT OF WAY EXCEPT WHERE GRADING WORK HAS BEEN PREVIOUSLY CERTIFIED FOR APPROVED GRADING PLAN (G.P.) 34-3602-0002 AND THE DISTANCE MEASURES NOT LESS THAN 2 FEET

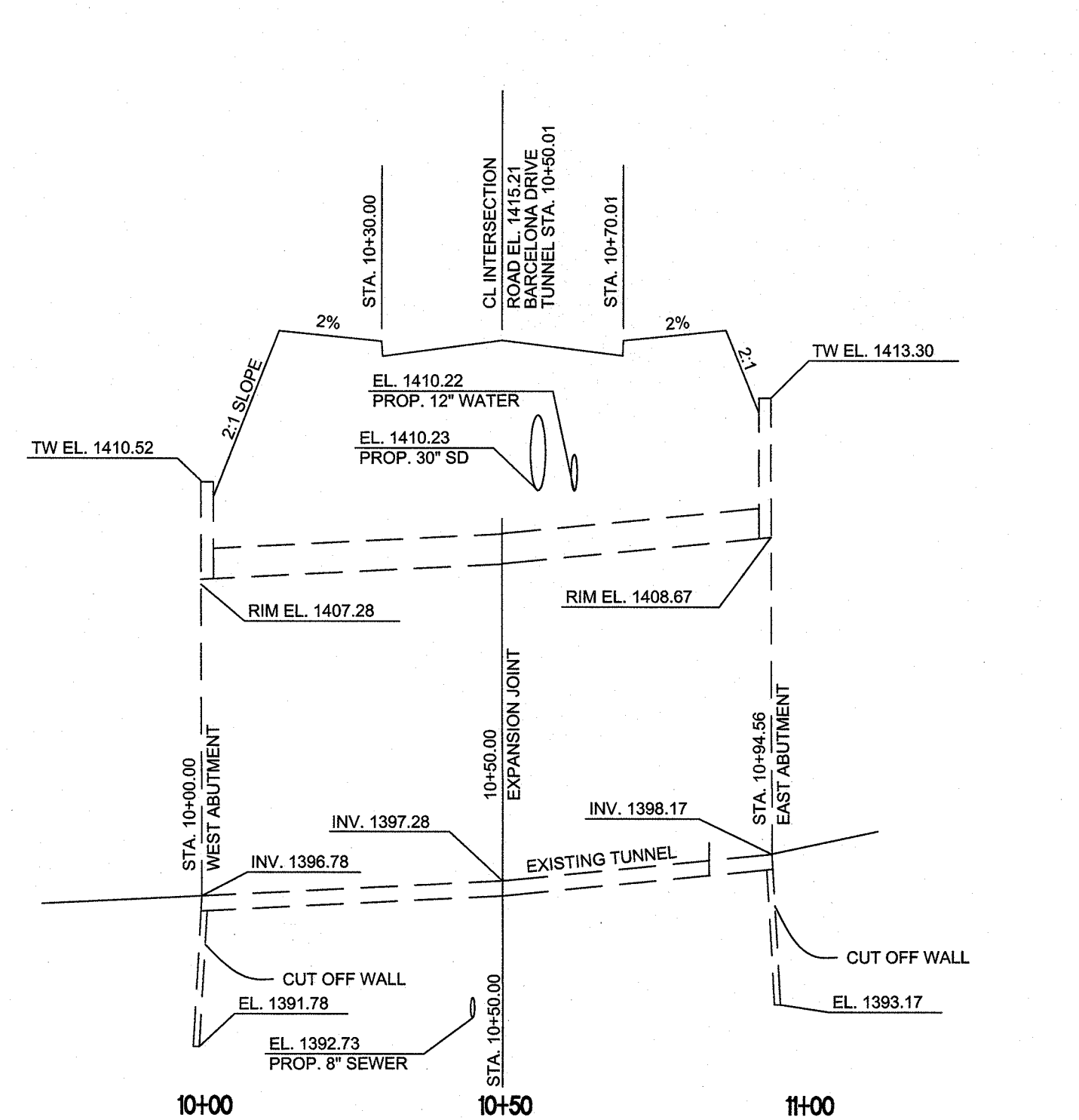


TYPICAL ROCK RIP-RAP LEVEE
NOT TO SCALE

TO BE DETAILED AND APPROVED WITH THE FINAL ENGINEERING PLANS.

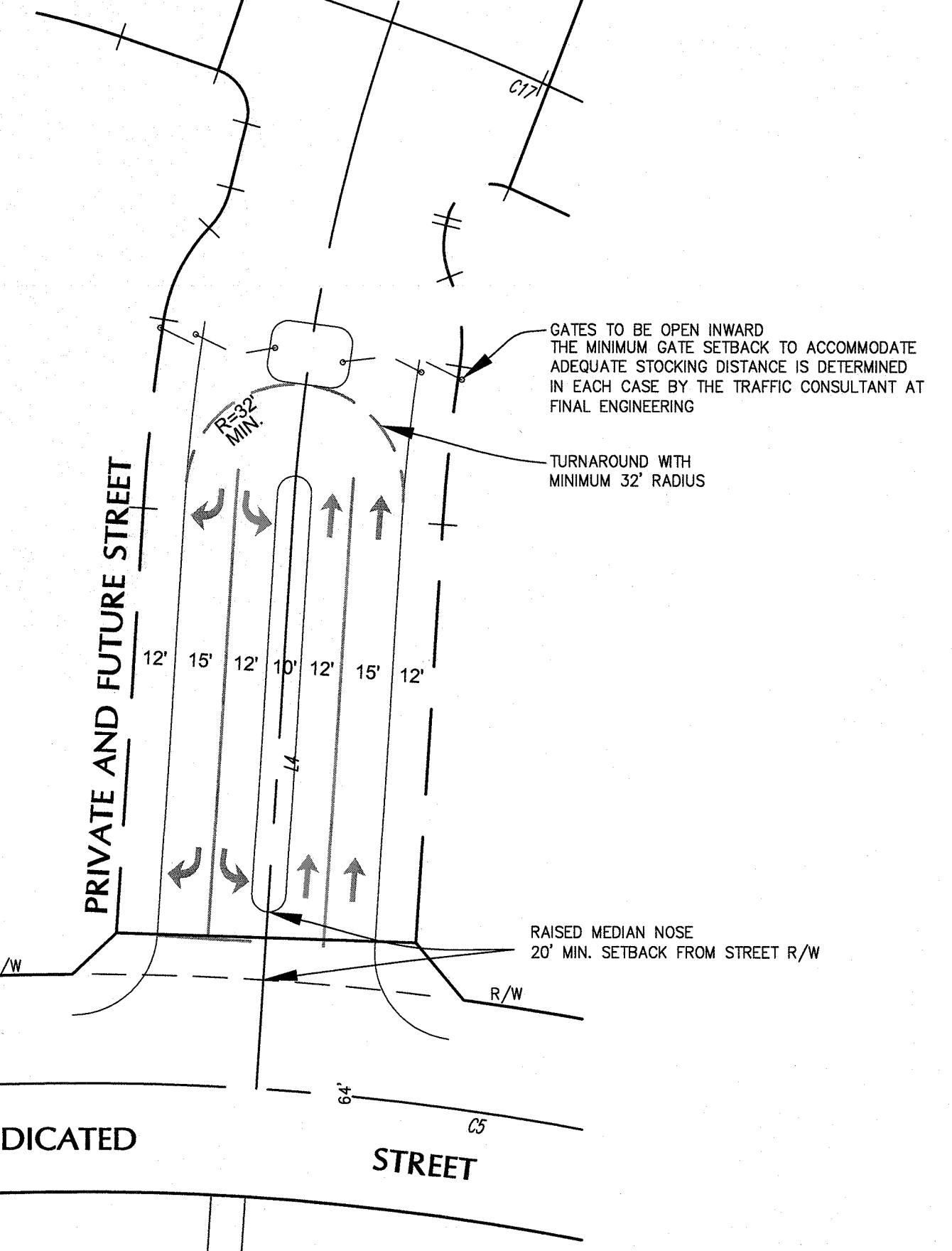


TUNNEL "A"
TYPICAL UTILITY LOCATION
N.T.S.



TUNNEL "B"
TYPICAL UTILITY LOCATION
N.T.S.

DESIGNED BY LDC					
CHECKED BY C.G.					
DESIGNED BY LDC					
DATE CHANGED	BY	REVISION			



TYPICAL GATED ENTRANCE DETAIL
SCALE: 1" = 40'

OWNER/DEVELOPER:
SFI LOS VALLES LLC
10960 WILSHIRE BLVD., SUITE 1260 LOS ANGELES, CA 90024
PH: (310) 315-5566 FAX: (310) 315-7017

LEGAL DESCRIPTION:
SEE LEFT HEREON

MAJOR LAND DIVISION
REVISED
VESTING TENTATIVE TRACT MAP NO.
052584
IN THE UNINCORPORATED TERRITORY OF COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA


PREPARED BY:
LAND DESIGN CONSULTANTS, INC.
Land Planning, Civil Engineering, Surveying & Environmental Services
800 Royal Oaks Drive, Suite 104, Menlo Park, CA 94025
Ph: (650) 578-7000, Fax: (650) 578-7273
www/landdesign.com

LDC
Project No. 11018-001
SHEET 7 OF 7

TENTATIVE MAP DATED 05-10-2016
EXHIBIT MAP "A" DATED 05-10-2016

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

- (1) Prior to tentative map approval the area study PC 11838AS currently in plan check with Public Works must be approved. If the system is found to have insufficient capacity, upgrade of the proposed and existing sewerage system is required to the satisfaction of Public Works.
- (2) A revised tentative map and/or exhibit map is required to show the following additional items:
 - a. Show and call out location of existing sewer main lines at the intersection of Los Valles Drive and Hasley Canyon Road to serve the proposed development with the PC or CI number.
 - b. Show any off-site improvements required by the approved area study.


Prepared by Imelda Ng
tr52584s-rev3.doc

Phone (626) 458-4921

Date 06-07-2016



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TR 52584

MAP DATE: May 10, 2016

**THE FIRE DEPARTMENT RECOMMENDS APPROVAL OF THIS PROJECT AS
PRESENTLY SUBMITTED WITH THE FOLLOWING CONDITIONS OF APPROVAL.**

FINAL MAP CONDITIONS OF APPROVAL

1. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.
2. A copy of the Final Map shall be submitted to the Fire Department for review and approval prior to recordation.
3. The private access within the development shall be indicated as "Private Driveway" on the Final Map. The required fire apparatus access, the fire lanes and turnarounds, shall be labeled as "Fire Lane" on the Final Map. Any proposed parking area, walkway, or other amenities within the private driveway shall be outside the required fire lane. Clearly delineate on the Final Map and submit to the Fire Department for approval.
4. A construct bond is required for all private driveways within this development. Provide written verification of the posted construction bond to the Fire Department prior to Final Map clearance.
5. Submit a Preliminary Water Design Report, or equivalent, from Los Angeles County Waterworks District Number 36 for the proposed water line extension within this development confirming the design will meet the Fire Department's minimum fire flow requirement. Submit a copy for review prior to Final Map clearance.
6. Provide written verification stating the required fire hydrants have been installed or bonded for in lieu of installation prior to Final Map clearance.



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
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Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TR 52584

MAP DATE: May 10, 2016

PROJECT CONDITIONS OF APPROVAL

1. This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone". A "Fuel Modification Plan" shall be submitted and approved prior to building permit issuance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
2. All proposed buildings shall be places such that a fire lane is provided to within 150 feet of all exterior walls of the first story. This measurement shall be by an approved route around the exterior of the building or facility. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
3. The Residential Lots shall provide shall provide a minimum paved unobstructed fire lane width of 20 feet, clear to the sky, when required. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
4. The Recreational Center shall provide a minimum paved unobstructed fire lane width of 26 feet, clear to the sky. Also provide a minimum unobstructed width of 5 feet for fire fighter pedestrian access around the first level of the Recreational Buildings. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
5. The Recreational Center building shall not exceed 30 feet above the lowest level of the Fire Department vehicular access road. Buildings exceeding this height shall provide a minimum paved unobstructed fire lane width of 28 feet, clear to the sky and provide a setback between 15 feet and 30 feet from the edge of the fire lane to the building wall. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
6. Fire lanes exceeding a length of 150 feet that dead end are required to provide an approved Fire Department turnaround. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

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5823 Rickenbacker Road
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Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TR 52584

MAP DATE: May 10, 2016

7. Any proposed alternate surface on any fire lane shall be capable to support a live load of 75,000 pounds. Provide construction detail on the load capacity of the alternate surface product to be used and a note on the architectural plans so the Fire Department can verification for compliance prior to building permit issuance.
8. Any proposed bridges and elevated crossing shall be constructed and maintained in accordance with AASHTO HB-17 and designed to support a live load of 75,000 pounds as specified in the County of Los Angeles Fire Code and to the satisfaction of the Department of Public Works. Verification for compliance will be performed during the architectural plan review prior to building permit issuance.
9. All proposed vehicular gates shall be designed, constructed, and maintained in accordance with ASTM F2200 and UL 325 as specified in the County of Los Angeles Fire Code. The vehicular gates shall provide an unobstructed width not less than 20 feet when fully open. Verification for compliance will be performed during the architectural plan review prior to building permit issuance.
10. All proposed roundabout shall provide a minimum unobstructed width of 20 feet between all raised medians/obstacles in order to provide adequate fire apparatus access. Additional access width may be required if the roundabout is within for a commercial and high density residential planning area. Verification for compliance will be performed during the architectural plan review prior to building permit issuance.
11. The proposed Park sites shall provide a minimum paved fire lane width of 26' for circulation purposes. Access compliance will be performed when the final design plans are submitted to the Fire Department for review as architectural drawings or revised Exhibit A prior to building permit issuance.
12. The proposed Water Tanks Lot shall provide a minimum unobstructed access road width of 15 feet with an all-weather access surface. The required width and surface for the access road will have to be accepted by the jurisdictional water company. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
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Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TR 52584

MAP DATE: May 10, 2016

13. Install **52** Residential public fire hydrants and install **1** Commercial public fire hydrant for this development. The required fire hydrants are plotted on the Tentative Map, copy is located in the Fire Department file. The location might change depending on the requirements by the jurisdiction water company.
14. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, be located to provide a minimum clearance of 3 feet around the fire hydrant, and conform to current AWWA standard C503 or approved equal.
15. The required fire flow from the Residential public fire hydrants for this development, if the future single family dwellings are less than 3,600 total square feet, is **1250** gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand.
16. If the future single family dwellings are 3,601 total square feet or greater, the required fire flow from the Residential public fire hydrants for this development can be up to **4000** gallons per minute at 20 psi for a duration of 4 hours, over and above maximum daily domestic demand. This fire flow may be reduced by the Fire Prevention Engineering Section as approved during the building permit review process.
17. The required fire flow from the Commercial public fire hydrant for the Recreation Center building can be up to **1500** gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. The required fire flow may be reduced by the Fire Department during the architectural plan review process prior to building permit issuance.
18. All required fire hydrants shall be installed, tested, and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants.
19. Parking shall be restricted 30 feet adjacent to any required public or private fire hydrant, 15 feet on each side measured from the center of the fire hydrant. Adequate signage and/or stripping shall be required prior to occupancy.
20. An approved automatic fire sprinkler system is required for proposed building within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

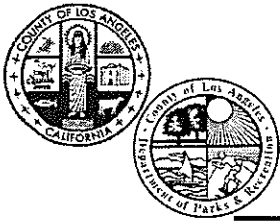
Land Development Unit
5823 Rickenbacker Road
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PROJECT: TR 52584

MAP DATE: May 10, 2016

21. All proposed gates, both vehicular and pedestrian gates, shall comply with the Fire Department's Regulation 5. Verification for compliance will be performed during final inspection of the gate prior to occupancy.
22. The driveways required for fire apparatus access shall be posted with signs stating "No Parking-Fire Lane" and/or stripped accordingly in compliance with the County of Los Angeles Fire Code prior to occupancy.
23. All proposed streets and driveways within this development shall provide approved street names and signs. All proposed buildings shall provide approved address numbers. Compliance required prior to occupancy to the satisfaction of the Department of Public Works and the County of Los Angeles Fire Code.

For any questions regarding the report, please contact Juan Padilla at (323) 890-4243 or Juan.Padilla@fire.lacounty.gov.



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION

"Parks Make Life Better!"

John Wicker, Director

June 7, 2016

Mr. Steven Jones
Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

Dear Mr. Jones:

**VESTING TENTATIVE TRACT MAP (VTTM) 52584 (LOS VALLES)
PARK CONDITIONS OF MAP APPROVAL AND TRAIL COMMENTS
REGIONAL PLANNING MAP DATED MAY 10, 2016
SUBDIVISION COMMITTEE MEETING ON JUNE 16, 2016**

This letter details the Department of Parks and Recreation (Department)'s park conditions of map approval and trail comments for the above map. Hold (HOLD) appears before those items that the Subdivider must address in order for the Department to clear the subject map for public hearing.

PARK CONDITIONS

As shown in the attached Park Obligation Report, the basic Quimby park land obligation for this proposed residential subdivision is 5.13 net acres (maximum slope 3%). For details, see attached Park Obligation Report and Worksheet. The Subdivider is proposing to include one public park as part of the subdivision: Lot 511 (5.28 net acres). The Department recommends that the Subdivider develop and then convey to the County the public park provided that the site is deemed acceptable after a review of the required submittals listed below. For detailed requirements for pre-public hearing submittals referenced in the following conditions, please refer to the Public Park Checklist of Required Submittals attached to this report.

1. Lot 511, Public Park: A Schematic Design for the public park has been submitted to the Department's Design Review Committee (DRC) for review and approval on April 27, 2016. The DRC has approved the Schematic Design, which includes the following park amenities listed in the Facility Program that was approved in July 2015: Parking lot, restroom building, children's play areas for ages 2-5 and 5-12, group picnic shelter, walking path, benches, open turf play area, landscaping, and signage.

2. (HOLD) Submit a Public Park Exhibit A to the tentative map showing the approved schematic design for the public park.
3. (HOLD) After schematic designs have been approved by the Department's DRC, submit schematic design-level cost estimates to design and develop the public park.
4. (HOLD) Submit copies of all recorded easements or other encumbrances affecting the park site. On the Public Park Exhibit A provide a notation specifying each easement Subdivider will cause to be abandoned, quit claimed, relocated, or otherwise removed.
5. (HOLD) Submit a composite phasing map showing the unit map numbers in each phase, type and number of residential units in each unit map, location of the public park site, and projected recordation dates of each unit map. (Note: based upon receipt of this submittal, conditions will be incorporated into the next Subdivision Committee report affecting park construction commencement and completion).
6. The following off-site improvements to the public park shall be provided without receiving Quimby credit: full street improvements and utilities/utility connections, including, but not limited to curbs, gutters, relocation of existing public utility facilities, street paving, traffic control devices, public trees, public streets and sidewalks. Utility types, sizes, and locations shall be to the satisfaction of the Department. Utilities shall include water meter and utility lines (electricity, gas, sewer and telephone).
7. Prior to the Department clearing the first final (unit) map containing housing, Subdivider shall enter into a Park Development Agreement (PDA) and post Faithful Performance and Labor and Materials bonds with the Department to cover design and construction of the public park in accordance with updated costs estimates for the park. The PDA shall be substantially similar in form and content to the PDA approved by the Board of Supervisors on November 15, 2011, and the content of the bonds shall be substantially similar in form and content to the bonds used by the Los Angeles County Department of Public Works (DPW). Bonds may need to be updated prior to construction commencement if contracted construction costs change. For more information, please refer to the link below:
<http://file.lacounty.gov/bos/supdocs/64684.pdf>.
8. Prior to the Department clearing the first final (unit) map containing housing, and for the public park, Subdivider shall submit a critical path method (CPM) schedule ("Park Delivery Schedule"). Said schedule shall include design development submittals and submittals required for the various stages of construction document development, permits and approvals, park construction commencement and

completion dates, ALTA title policy, deed preparation and review, and deed recordation. The Initial Park Delivery Schedule shall serve as the baseline for all activities. Subdivider shall update the Park Delivery Schedule on a monthly basis to show actual progress compared to planned progress and submit the updates to the Department on the first County business day of each month. If as a result of these monthly schedule updates it appears that the Park Delivery Schedule does not comply with the critical path, the Subdivider shall submit a Recovery Schedule as a revision to the Park Delivery Schedule showing how all work will be completed within the period for park delivery. In the event Subdivider fails to comply with this condition, the Department shall give written notice to Subdivider requesting submittal of the delinquent schedule update. Notice shall be deemed given when deposited in the U.S. Post Office or reliable over-night courier; postage prepaid, addressed to Subdivider, or by personal delivery to Subdivider's relevant address set forth in the PDA. If the requested update is not received within thirty (30) days after such notice is given, the Department will withhold further clearance of unit maps until the delinquent schedule update is received.

9. Subdivider shall submit park plans and specifications to the Department for review and approval during the design development stage (100%), fifty percent (50%), seventy five percent (75%), ninety percent (90%), and one hundred percent (100%) stages of construction document development. Specifications shall be in Construction Specification Institute (CSI) 8 ½-inch by 11-inch book format. Specifications and a grading plan (scale 1 inch = 40 feet or as required by the Department) shall be submitted to the Department concurrent with the final grading plan submittal to DPW. The respective stage of each submittal shall be clearly labeled on the drawings and specifications. Plan submittals shall be made by giving the Department three (3) sets of drawings and a CD-ROM containing the drawings in AutoCAD format. The Department shall have twenty-one (21) County business days from receipt of any design/construction document submittal to review and approve it. If the Department does not respond within said time period, the submittal shall be deemed approved by the Department. Any corrections or changes made by the Department during review of one stage shall be incorporated into a revision of the current drawings and specifications and resubmitted for the Department's approval of the next said stage unless it is determined that the change is significant whereas the construction document would be resubmitted prior to permission by Department for Subdivider to proceed with the next stage. The public park shall be developed in accordance with park improvement plans approved by the Department, using standard construction activities and responsible contractors licensed by the State of California to perform this type of work. Sole responsibility for completion of the park improvements, and payment of all costs incurred, lies with the Subdivider.

10. Subdivider shall obtain all applicable jurisdictional approvals, comply with all applicable federal, state, and local laws, rules, codes, and regulations; obtain, coordinate and pay for all studies, permits, fees and agency inspections required to design and build the public park; provide one (1) copy of all studies, permits, inspection reports, and written approvals to the Department's representative; provide the County with certification that the playground(s) constructed in the public park meet American Society for Testing and Materials (ASTM) standards, United States Consumer Product Safety Commission (USCPSC) standards, and all State of California accessibility playground guidelines. Playground certification shall be met by providing a satisfactory report from a third party independent auditor that holds a current certification as a Playground Safety Inspector in good standing by the National Playground Safety Institute.
11. Subdivider shall designate and identify a project manager who will oversee design and construction of the public park. The project manager shall communicate by providing written documentation via facsimile or mail to County's representative and abide by County's requirements and direction to ensure acceptable park completion; provide the County with reasonable access to the public park site and the park improvements for inspection purposes and at a minimum initiate and coordinate the following inspections and approvals during the course of construction with not less than two County business days advanced notice of any request for inspection or approval: (1) contractor orientation/pre-construction meeting; (2) construction staking and layout; (3) progress/installation inspections to be scheduled on a weekly basis or as required to insure conformance with construction documents; (4) irrigation mainline and equipment layout; (5) irrigation pressure test; (6) irrigation coverage test; (7) weed abatement after abatement cycle, to review degree of kill; (8) plant material approval; (9) plant material/Hydroseed/pre-maintenance inspection; (10) substantial completion and commencement of maintenance period; (11) final walk through and acceptance. Continued work without inspection and approval shall make Subdivider and its subcontractors solely responsible for any and all expenses incurred for required changes or modifications. County reserves the right to reject all work not approved in conformance with this condition.
12. Subdivider shall provide the Department with written Notice of Construction Commencement for the public park site. Construction Commencement is defined as when the Subdivider starts installing utilities for the public park. The Construction Phase is defined as the period of time from said notice to the date the Department issues its Notice of Acceptance of Completed Park Improvements, inclusive of the 90-day plant establishment period. Upon completing park construction, and obtaining final sign off from DPW on all code compliance issues, notify the Department in writing by submitting a Notice of Completion of Park Construction. Within thirty (30) days after receipt of said notice, Department shall inspect the park

and reasonably determine whether or not the park improvements have been constructed in accordance with the construction documents, and to a level of quality and workmanship for the Department to issue its Notice of Acceptance of Completed Park Improvements. If park construction is unacceptable, within fifteen (15) County business days after inspection, Department shall provide Subdivider with a list of items that need to be corrected, after receipt of said list, in order for the Department to issue its Notice of Acceptance of Completed Park Improvements, or issuance of said notice will be delayed until the items on the list are corrected.

13. Upon Department's Notice of Acceptance of Completed Park Improvements, Subdivider shall provide the Department with two (2) sets of record drawings, maintenance manuals, and irrigation controller charts, and contact information for utility companies and utility account codes in order for the Department to request timely transfer of utilities serving the public park. These documents shall also be submitted on a CD-ROM with the drawings in AutoCAD format.
14. Subdivider shall convey the public park by recordable grant deed showing the fee vested with the County of Los Angeles, and free of all encumbrances except those not interfering with the use of the property for park or recreational purposes. Subdivider's designated title company shall provide the County with an ALTA title policy and survey and shall record the park deed simultaneously to County's acceptance of the park improvements, as evidenced by the County's issuance of a Certificate of Acceptance for the public park, and shall deliver the recorded deed to the Chief Executive Office - Real Estate Division, Property Management Section, 222 South Hill Street, Third Floor, Los Angeles, CA 90012.
15. Any major change proposed by the Subdivider to the public park's size (not more than a variance of two (2) acres), shape, location, or terrain as shown on the approved tentative tract or parcel map, or to the schematic design approved by the Department's Design Review Committee, shall be deemed a revision of the tentative tract or parcel map and shall require the filing of a revised map, as described in Los Angeles County Code Section 21.62.030.

TRAIL COMMENTS

The Department is requiring the Subdivider to dedicate and construct a Multi-Use (hiking, equestrian, and mountain biking) Trail. The location of the proposed Hasley Canyon Trail (Trail) alignment, as shown on the subject map, is acceptable to the Department. The Department's trail conditions of map approval are as follows:

1. Subdivider shall dedicate a sixteen-foot (16') wide Multi-Use Hasley Canyon Trail easement, and construct said Trail with a ten-foot (10') wide "natural-surface" trail tread with connectivity to the Subdivision's proposed privately-maintained pedestrian path/trail.
2. Full public access shall be provided for the Multi-Use Trail.
3. Trail easement dedications shall be outside the public road right-of-way.
4. Prior to project grading, the Subdivider shall:
 - a. Submit grading plans to the Department with detailed grading information for the Hasley Canyon Trail. The detailed grading information for trail construction shall conform to the County Trails Manual and any applicable County codes, but not limited to the following:
 - i. Cross slope gradients not to exceed four percent (4%) with two percent (2%) preferred, and longitudinal (running) slope gradients not-to-exceed twelve percent (12%) for more than fifty feet (50').
 - ii. Typical trail section and details to include:
 - Width and name of trail
 - Longitudinal (running) gradients
 - Cross slope gradients
 - iii. Bush hammer (or equivalent) finish at minimum width of eight (8') feet for roadway trail crossings at all concrete surfaces.
 - iv. Appropriate fencing where deemed necessary, for trail user safety, as approved in writing by the Department.
 - v. Any streetlight pole(s) must have cross-walk activation buttons at two (2) heights to accommodate both pedestrian and equestrian traffic. Request coordination with Public Works to address crosswalk design standards.
 - vi. Any mid-point trail street crossings must be approved by the Department of Public Works.

5. After project and trail grading approvals, but prior to building permit issuance, the Subdivider shall:
 - a. Submit a preliminary construction schedule showing milestones for completing the Trail. Provide updated trail construction schedules to the Department on a monthly basis.
 - b. Stake the centerline of the Trail and then schedule a site meeting with the Department's Trails Section for trail alignment inspection and approval.
6. Subdivider shall design and construct the specified width of trail within the sixteen foot (16') dedicated easement in a manner consistent with the County of Los Angeles Trails Manual (Trails Manual). The Trails Manual is available online at http://file.lacounty.gov/dpr/cms1_208899.pdf. Significant deviation from the design guidelines in the Trails Manual must be reviewed and approved by the Department.
7. Subdivider shall notify the Department within five (5) business days of completion of trail construction including installation of all required amenities for a Final Inspection Trail Walk to ensure the Trail have been constructed in compliance with the Trails Manual design guidelines. Any portions of the constructed Trail not approved shall be corrected and brought into compliance with the trail design guidelines within thirty (30) calendar days. The Subdivider shall then call the Department to schedule another site inspection.
8. Prior to the Department's final acceptance of the constructed trail alignment for the Hasley Canyon Trail, the Subdivider shall:
 - a. Submit electronic copies on CD or DVD (AutoCAD) of the as-built Trail, grading and construction drawings to the Department's Trails Planning Section.
 - b. Submit a letter to the Department requesting acceptance of the dedicated constructed trail. The Department will issue a trail acceptance letter only after receiving: 1) A written request for final trail approval and; 2) As-built trail drawings.

Mr. Steven Jones
June 7, 2016
VTTM 52584
Page 8 of 8

If you have any questions regarding the park conditions, please contact Clement Lau of my staff at (213) 351-5120 or clau@parks.lacounty.gov. For questions regarding the trail comments, please contact Olga Ruano at (213) 351- 5141 or oruano@parks.lacounty.gov.

Sincerely,

A handwritten signature in black ink that reads "Kathline King". The signature is written in a cursive, flowing style.

Kathline J. King, AICP
Chief of Planning

KK:SK:OR:or 52584 Park Conditions and Trail Comments

Attachments

c: iStar (A. Barrett)
Land Design Consultants (C. Gilman)
CEO/RED (R. Hernandez)
Parks and Recreation (J. Gargan, N. E. Garcia, J. Smith, C. Lau, J. McCarthy,
F. Moreno, J. Yom, O. Ruano)



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION REPORT

Tentative Map # **52584** DRP Map Date: **05/10/2016** SCM Date: **06/16/2016** Report Date: **06/06/2016**
Park Planning Area # **35B** **CASTAIC/VAL VERDE** CSD: **Castaic** Map Type: **TENTATIVE**

Total Units **497** = Proposed Units **497** + Exempt Units **0**

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	5.13
IN-LIEU FEES:	\$1,000,253

Conditions of the map approval:

The park obligation for this development will be met by:

The dedication of 5.28 acres for public park purposes.
Conditions of approval attached to report.

Trails:

See also attached Trail Report.

Comments:

*****Advisory:**

The Representative Land Value (RLVs) in Los Angeles County Code (LACC) Section 21.28.140 are used to calculate park fees and are adjusted annually, based on changes in the Consumer Price Index. The new RLVs become effective July 1st of each year and may apply to this subdivision map if first advertised for hearing before either a hearing officer or the Regional Planning Commission on or after July 1st pursuant to LACC Section 21.28.140, subsection 3. Accordingly, the park fee in this report is subject to change depending upon when the subdivision is first advertised for public hearing.

Please contact Clement Lau at (213) 351-5120 or Sheela Mathai at (213) 351-5121, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, CA 90020 for further information or to schedule an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements, please contact the Trails Coordinator at (213) 351-5134.

By:

Kathline J. King
Kathline J. King, Chief of Planning

Supv D 5th
June 06, 2016 17:19:47
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LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION WORKSHEET

Tentative Map # **52584** DRP Map Date: **05/10/2016** SMC Date: **06/16/2016** Report Date: **06/06/2016**
Park Planning Area # **35B** **CASTAIC/VAL VERDE** CSD: **Castaic** Map Type: **TENTATIVE**

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

$$(P)\text{people} \times (0.003) \text{ Ratio} \times (U)\text{nits} = (X) \text{ acres obligation}$$

$$(X) \text{ acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.

Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.

U = Total approved number of Dwelling Units.

X = Local park space obligation expressed in terms of acres.

RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units **497** = Proposed Units **497** + Exempt Units **0**

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.44	0.0030	497	5.13
M.F. < 5 Units	2.44	0.0030	0	0.00
M.F. >= 5 Units	2.69	0.0030	0	0.00
Mobile Units	2.76	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				5.13

Park Planning Area = **35B CASTAIC/VAL VERDE**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@ (0.0030)	5.13	\$194,981	\$1,000,253

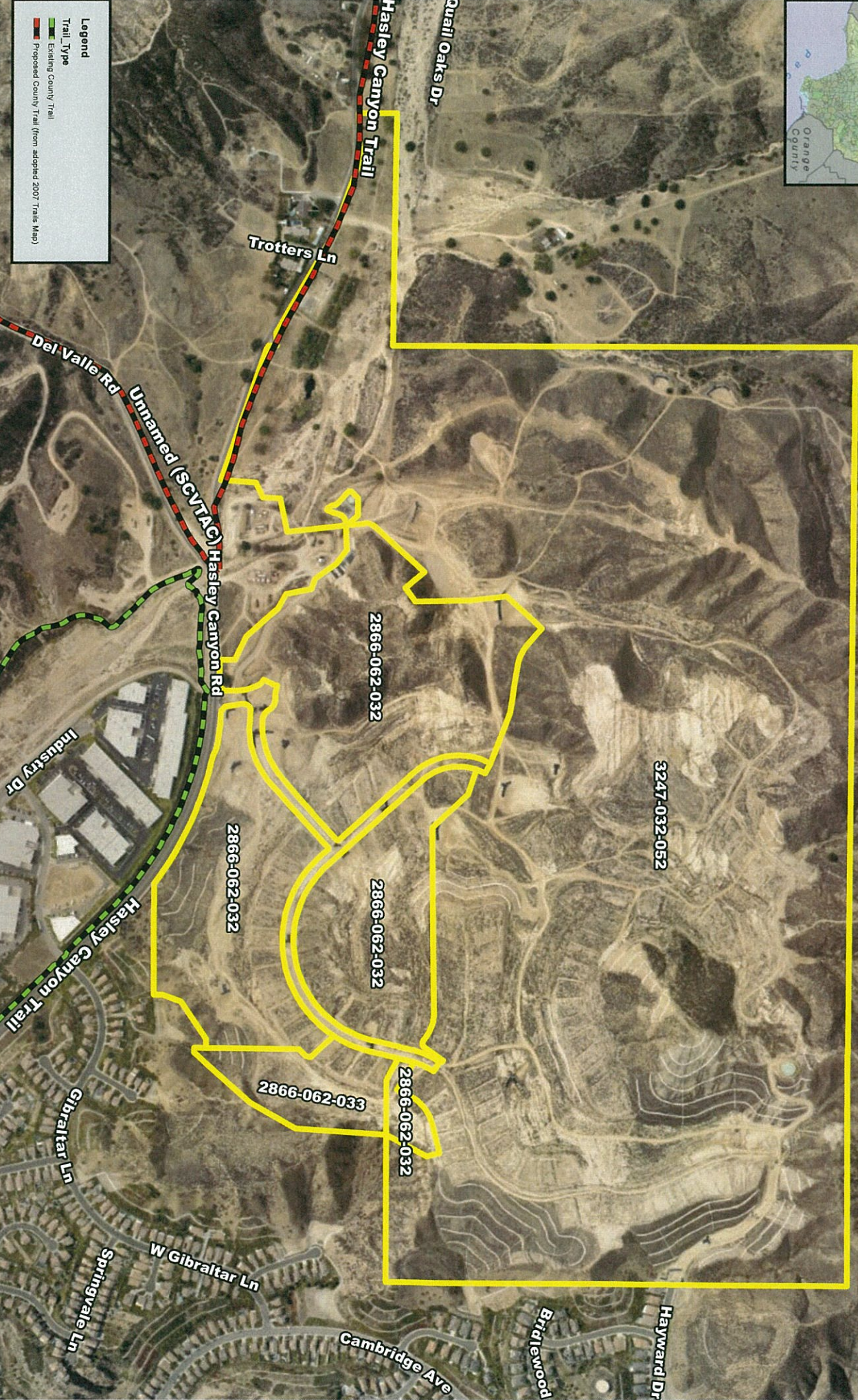
Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
511	Public Park	5.28	100.00%	5.28	Public
Total Provided Acre Credit:				5.28	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
5.13	5.28	0.00	-0.15	\$194,981	\$0

VICINITY MAP



DISCLAIMER: This map was created for trail planning purposes only. Some trails shown do not exist currently and are planned for the future, or they exist but are not officially designated. Permission to use trails shown on this map should not be assumed. Some trails may traverse private property and suggested alignments do not imply rights of public use.



Legend

Trail_Type

- Existing County Trail
- Proposed County Trail (from adopted 2007 Trails Map)



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Interim Director

JEFFREY D. GUNZENHAUSER, M.D., M.P.H.
Interim Health Officer

ANGELO J. BELLOMO, REHS, QEP
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June 6, 2016

Tentative Tract Map No. 52584

Vicinity: Newhall

Tentative Tract Map Date: May 10, 2016

The Los Angeles County Department of Public Health – Environmental Health Division recommends the approval of **Tentative Tract Map 52584** based on the use of public water (Los Angeles County Waterworks District No. 36-Val Verde) and public sewer (Los Angeles County Sanitation District) as proposed for wastewater disposal. Any variation from the approved use of water supply and/or approved method of sewage disposal shall invalidate the Department's approval.

Prepared by:

A handwritten signature in black ink, appearing to read "V. Bañada".

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